



This Open Meeting of the Board of Trustees is authorized in accordance with the Texas Government Code, §§551.001 through 551.146. Verification of Notice of Meeting and Agenda are on file in the Office of Board Relations. Per Texas Government Code §551.1282, this meeting is being broadcast over the Internet in the manner prescribed by Texas Government Code, §551.128. In accordance with Texas Government Code §551.127 one or more members of the Board of Trustees may participate in the meeting via videoconference in accordance with the provisions thereof.

**NOTICE OF A FINANCE COMMITTEE MEETING OF THE BOARD OF
TRUSTEES FOR DALLAS COLLEGE AND RICHLAND COLLEGIATE
HIGH SCHOOL**

TUESDAY, MAY 7, 2024 | 2:00 PM

Administration Office

1601 Botham Jean Blvd., Room #036, Dallas, TX 75215

www.dallascollege.edu/boardmeetingslive

Persons who address the Board are reminded that the Board may not take formal action on matters that are not part of the meeting agenda and may not discuss or deliberate on any topic that is not specifically named in the agenda. For any non-agenda topic introduced during this meeting, there are three (3) permissible responses: 1) to provide a factual answer to a question; 2) to cite specific Board Policy relevant to a topic; or 3) the topic may, at a later date, be placed on a Board Agenda for a subsequent meeting.

Speakers shall direct their presentations to the Board Chair, or the Board, as a whole.

FINANCE COMMITTEE MEETING AGENDA

1. Roll Call - Announcement of Quorum

(Committee Members: Cliff Boyd (Committee Chair), Monica Lira Bravo, (Member), Catalina E. Garcia (Member))

2. Certification of Notice Posted for the Meeting

3. Citizens Desiring to Address the Board

4. Committee Presentations

- 4.1. Full Voice Employee Engagement Board Summary Report
Presenters: Louis Burrell, Ernesto Sanchez, Brad Williams
 - a. Reference: 2024 Survey Questions
- 4.2. Compensation Study Update
Presenters: Louis Burrell, Brad Williams

5. Overview of Regular Agenda Items

- 5.1. Policy Item
 - a. Approval of Amendments to Land Use Policy - CM (LOCAL)

6. Items for Review

- 6.1. Committee Reports
 - a. Finance Committee Notes for April 2, 2024

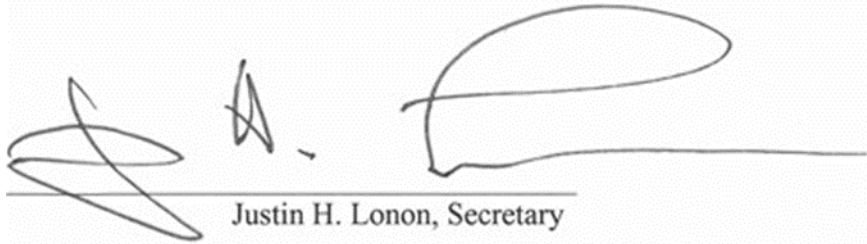
7. Executive Session (if needed)

- 7.1. Consultation with Attorney Regarding Legal Matters or Pending and/or Contemplated Litigation or Settlement Offers - Section 551.071
- 7.2. Personnel Matters Relating to Appointment, Employment, Evaluation, Assignments, Duties, Discipline, or Dismissal of Officers or Employees- Section 551.074
- 7.3. Deliberate Regarding Real Property Since Open Deliberation would have a Detrimental Effect Upon Negotiations with a Third Person - Section 551.072
- 7.4. Deliberate Regarding Security Devices or Security Audits Sections 551.076 and 551.089

8. Adjournment

***CERTIFICATION OF NOTICE POSTED FOR THE MAY 7, 2024, FINANCE
COMMITTEE MEETING OF DALLAS COLLEGE AND RICHLAND
COLLEGIATE HIGH SCHOOL BOARD OF TRUSTEES***

I, Justin H. Lonon, Secretary of the Board of Trustees of Dallas College, do certify that a copy of the notice for this meeting was posted on the 3rd day of May 2024 in compliance with the applicable provisions of the Texas Open Meetings Act.



Justin H. Lonon, Secretary

POLICY ITEM NO.5.1.a.

Approval of Amendment to Policies Concerning Facilities Construction – CM (LOCAL)

The Chancellor recommends the following revisions to local policy CM (LOCAL) to assist the College District in determining if a change in land use at a given location is aligned with the mission and priorities of the College District.

Effective Date
Upon Board Approval

| LOCAL POLICY | EXPLANATORY NOTES |
|------------------------------|---|
| CM – Facilities Construction | Revisions to local policy would establish the following: <ul style="list-style-type: none">• Principles that will guide the use of College District land assets.• The purpose, character, and conditions for use of College District land assets; and• College District priorities for the disposition and development of College District land assets. |



Existing Policy



Deleted Policy



New Policy



GC Edits

FACILITIES CONSTRUCTION

CM
(LOCAL)

Compliance with
Law

The Chancellor or designee shall establish procedures to ensure that the use of College District land assets and all facilities within the College District comply with College District policies and procedures and applicable federal, state and local laws, regulations, ordinances and building codes.

Land Use

In alignment with the strategic priorities of the College District, the following principles shall guide the use of College District land assets:

1. Increasing the accessibility and functionality of College District services and opportunities to not only enhance the student experience, but also foster distinctive, attractive communities with a strong sense of place;
2. Removing barriers to success and reducing economic disparities for College District students, faculty, and staff, and the communities served by the College District;
3. Growing the College District's position as a regional leader, steward of tangible and intangible resources, and driver of workforce and economic development; and
4. Supporting innovation, particularly when it addresses enduring community and social needs and/or advances a culture of high performance.

Appropriate Use

The Board has the authority and discretion to determine the appropriate use of College District land assets. In determining whether a proposed use of College District land assets qualifies as an appropriate use, the College District will consider, among other things, the proposed programming for the existing space or proposed development and how it may benefit the College District, including its students and employees, and/or the surrounding community.

Examples of land utilization that may be considered "appropriate use" of College District land assets include, but are not limited to, the following:

1. **Academic:** Land use that meets demonstrated academic needs and supports the College District in the fulfillment of its mission.
2. **Administrative:** Land use that accommodates facilities that support College District administrative functions, i.e., enhance the College's ability to attract qualified and talented employees.

Character and
Conditions

3. **Economic Development:** Land use that supports and drives equitable economic development, i.e., economic development that reduces economic disparity.

4. **Community:** Land uses consistent with thoughtful civic engagement and analysis that meet community needs and assist in addressing educational, economic, workforce, housing, transportation, and other social, human and supportive service challenges that impede student and community success.

When evaluating a proposed use of land assets, the College District shall prioritize the following.

1. **Value Return:** The College District will, in accordance with applicable laws, seek to maximize the value of its land assets, whether financial value or commensurate community impact, while contributing to the establishment of efficient and effective campuses.

2. **Transit Accessibility:** The College District will utilize its land assets in a way that maximizes accessibility by:

- a. Supporting increased mobility options (e.g., direct transportation infrastructure investments);
- b. Increasing the accessibility of College District services and educational resources (e.g., determining use based on transit accessibility of the service location);
- c. Increasing the accessibility of employment opportunities for College District students; and
- d. Improving how students access amenities and key resources, including but not limited to, affordable food, housing, childcare, healthcare, and recreation.

3. **Density:** The College District will prioritize higher density development when such development is in alignment with College District priorities and student needs.

4. **Sustainability and Resilience:** The College District will require in facilities built on its land high standards of sustainability, building performance, and resilience that require:

- a. Incorporating best practices in sustainable construction and building operations, whether in new or renovated facilities;
- b. Preserving open space and minimizing the environmental impact of the development and operation of College District facilities on surrounding communities; and

Disposition and
Development

c. Selecting development sites and construction methods that are appropriate for the intended programming and that maximize resilience to climate-related challenges such as extreme heat and flooding.

5. **Community Integration:** The College District will prioritize the thoughtful integration of developments on College District land into existing surrounding communities, including but not limited to, considering the character of the surrounding built environment, and maximizing mutual benefits and connectivity through the thoughtful placement of roads, trails and other infrastructure and amenities.

In the procurement of development and design services, contractors, tenants, and other beneficiaries of the development of College District land assets, the College District will, whenever possible, prioritize the provision of opportunities for College District students, small business owners and entrepreneurs to ensure that those benefiting from the development of College District land reflect the College District community.

In all cases, the College District shall:

1. Endeavor to retain control of land (i.e., through a lease or ground lease arrangement) and maintain the asset in the College District portfolio, unless the sale of the asset is determined, in accordance with applicable College District policies procedures, to be aligned with College District priorities and would help reduce or eliminate unnecessary costs for the College District.
2. Consider the long-term impact of its land-use decisions, including but not limited to, considering the potential best use of the land over different spans of time (e.g., 10 years, 50 years, and 100 years), and when possible, ensuring the ability of the College District to reassess and re-evaluate such use, as necessary.

ITEMS FOR REVIEW NO. 6.1.a.

Finance Committee Notes for April 2, 2024

The Finance Committee Meeting of the Board of Trustees of Dallas College was held Tuesday, April 2, 2024, beginning at 2:55 p.m. at the administrative office in room 036 and was broadcasted via this [streaming link](#). This meeting was convened by Committee Chair Cliff Boyd.

Board Members and Officers Present

*Mr. Cliff Boyd (committee chair)

*Mrs. Monica Lira Bravo

Ms. Charletta Rogers Compton

Ms. Diana Flores

*Dr. Catalina E. Garcia

Dr. Justin H. Lonon (secretary and chancellor)

Mr. Paul Mayer

Mr. Philip J. Ritter

**Denotes a committee member*

Members Absent

1. Roll Call - Announcement of a Quorum confirmed by Committee Chair Boyd.

2. Certification of Notice Posted for the Meeting confirmed by Chancellor Lonon.

3. Citizens Desiring to Address the Board
There were no citizens desiring to address the Board.

4. Committee Presentations

4.1. Bond Update: Real Estate Matters

Presenters: Joseph Cahoon (HRA), Brad Williams

Brad Williams, vice chancellor of operations, and Joseph Cahoon of HRA presented a bond update and real estate discussion.

The proposed Land Use Policy provided strategic direction for the college's land assets, approximately 1,300 acres of real

property in Dallas County. The proposed policy offered guidance for future land development and land use planning collegewide. The guiding principles of the proposed policy included increasing accessibility and functionality, reducing economic disparities, growing Dallas College as a leader in workforce development, and supporting innovation by addressing social and community needs.

Trustee Ritter asked if a specific use such as housing needed to be included in the Land Use Policy. Cahoon responded that specific uses would not be included in the Land Use Policy.

Committee Chair Boyd spoke about the use of sector development.

Trustee Flores asked what was utilized to develop the policy. Cahoon stated that the policy drew from the college's mission and goals.

Trustee Mayer asked if the policy superseded local jurisdiction. Cahoon confirmed.

The Land Use Policy was designed with guiding principles to shape decisions surrounding land use, such as academic, administrative, community spaces, open spaces, or equitable economic development. Other decision-making factors involved reducing disparity mobility, maximizing density, supporting sustainability, and integrating into the community.

Trustee Flores spoke about housing insecurity impacting students.

Trustee Ritter asked if specific land uses need to be included in the policy. Cahoon suggested listing broad categories.

Trustee Mayer recommended addressing communities when there is a plan for a specific need.

Trustee Ritter suggested removing the word housing from the policy and adding a statement of "appropriate use of land to address non-academic barriers, including housing, etc."

Trustee Flores spoke about each campus having different needs and determining the needs for their community.

Committee Chair Boyd recommended including the current community barriers, such as housing and childcare.

The proposed policy described community needs as grocery stores, childcare, lease space for trusted neighborhood organizations or small businesses, recreation or green spaces, or other public amenities.

Trustee Boyd asked about listing housing under community needs. Trustee Flores responded that housing would address student needs, not the community needs.

Trustee Flores requested a copy of the proposed Land Use Policy.

Trustee Ritter asked about gathering input from the community and cities on specific uses.

Chair Bravo recommended involving community and city leaders during planning. Chair Bravo reiterated that the discussion was focused on the proposed Land Use Policy.

Trustee Boyd spoke about previous experience with public hearings for planning and zoning for specific projects.

Rob Wendland, general counsel, stated that each campus in the City of Dallas was subject to a site plan under the zoning ordinance that was required by law to hold public hearings through the city for public feedback.

Trustee Boyd spoke about the land policy solving problems of the students.

Trustee Ritter mentioned that the policy draft only listed one specific use.

Trustee Flores suggested adding other uses under community use.

Perla Molina, board relations executive, would provide a revision to the board for the proposed policy.

Trustee Ritter suggested using the land to address student needs and characterize that broadly, without solely focusing on housing.

Trustee Compton recommended not being too specific with the policy and writing the policy broadly.

Tricia Horatio, deputy general counsel, stated that the draft policy was written with mandatory language, which could be changed to discretionary language.

Trustee Mayer suggested seeking public input when the college had a specific project.

Trustee Ritter recommended working with community leaders while developing the land use policy.

Committee Chair Boyd asked for a consensus vote on the policy wording as stated by Horatio. Consensus approved the language revision.

Committee Chair Boyd also recommended discussions with city councils on barriers and future projects. He also suggested that trustees schedule meetings with city leadership in their districts using the assistance of the Board Relations staff.

Trustee Flores stated that she appreciated the open discussion rather than holding 1st and 2nd readings only.

Williams presented an update on downtown's trajectory as one of the fastest growing metropolitan areas in the country. By 2100, the DFW area could have a population of 33 million.

Educational programming offered at the downtown campus related specifically to about 15,000 downtown residents, which could continue to grow as downtown transitions from commercial space to residential space. Population has grown with professionals, urbanists, and high risers, seeking to live in and around the urban core.

As part of the downtown project, El Centro held campus surveys, stakeholder interviews, and visioning meeting to address future planning and goals. One specific concern was that El Centro student services has been provided on different floors in different places, which complicated the student experience and created barriers.

Key elements of the downtown project included learning environments, campus culture, campus priorities, spatial needs, and student services. Students identified barriers such as parking and transit, student spaces, and safety. A core part of the El Centro Masterplan encompassed satisfying the student needs with a comprehensive combination of instructional spaces for programs, student life, onboarding services, and welcome center.

Through innovation, Dallas College may embrace the City of Dallas' can-do spirit. The downtown campus could maximize tourism through educational offerings. Planning for the downtown campus included an updated culinary experience with a kitchen stadium for all audiences: students and the community.

Trustee Flores asked for the meaning of BAT. Williams replied that it was the Bachelor of Applied Technology.

The biggest variable for this project included the evolving landscape in Downtown Dallas. Next phase of planning involved:

- Confirming solicitation approach early Summer 2024
- RFQ/P later Summer 2024
- RFQ/P responses due Fall 2024
- a. Policy Items: Approval of Amendment to Policies Concerning Facilities Construction – CM (LOCAL)

5. Overview of Regular Agenda Items

No comments or edits were made.

5.1. Finance Items

- a. Approval of Hanger Sublease Agreement at Dallas Executive Airport

5.2. Resolutions

- a. Adoption of Resolution Ratifying Execution of an Easement in Favor of ONCOR Electric Delivery Company,

LLC for Installation of Utility Service Lines in a Building
being Constructed by Irving ISD Pursuant to a Ground
Lease on North Lake Campus

6. Items for Review

6.1. Committee Notes

- a. Finance Committee Notes for March 5, 2024
No comments or edits were made.

7. Executive Session was not required.

8. Adjournment was at 3:50 p.m.

Captioned video and transcripts for Dallas College Board Meetings are available at our website, www.dallascollege.edu/boardmeetingslive, under the Archived Videos section.